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INDUSTRIAL SITE INFORMATION

NEWBERRY COUNTY, SOUTH CAROLINA

SOUTHERN

GIVES A GREEN LIGHT TO INNOVATION



SOUTHERN RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT

P.O. Box 1808 Washington, D.C. 20013

INDUSTRIAL SITE INFORMATION
NEWBERRY COUNTY, SOUTH CAROLINA

Prepared for
Mr. Richard Sutton
Industrial Representative
State Development Board
P. O. Box 927
Columbia, South Carolina 29202

J. L. Townshend
General Manager, Industrial Development
Southern Railway System
P. O. Box 1808
Washington, D. C. 20013
Telephone: 202/628-4460

S. C. STATE LIBRARY

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-NEW-3 (Ruff Site)

Acreage

244+

Location

Four miles southeast of downtown Newberry fronting on the north side of U.S. Highway 76 in Newberry County, South Carolina.

Owner

Leona D. Ruff (Mrs. Marvin)
Newberry, South Carolina

Contact: Mr. David W. Morison, Executive Director,
Newberry County Development Board, P. O. Box 396,
Newberry, South Carolina. Telephone: 803/276-4274

Boundaries

N: Property Line and Creek E: Property Line

S: Property Line

W: U.S. Highway 76

Topography

Property drains from the centers of the two parcels toward the boundaries. Falls off very rapidly on the east or back side. Irregular in shape. Land is undeveloped. Elevation approximately 450 to 577 feet MSL. No known flood hazard.

Utilities

Electric Power: City of Newberry - 12 KV line located along U.S. Highway 76 on west side of the site.

Natural Gas: City of Newberry - 6 inch line, medium pressure located at site along U.S. Highway 76.

Water: Ground: Four wells with a depth of 46 to 200 feet. Daily flow: 4 to 52 gallons per minute. Operated by Kendall Mills, Inc., Newberry Lumber Company, Whitner Lumber Company, Vance & Dwigins, Inc. Munic: 8 inch line, 60-70 psi static located 2 miles west in Newberry. Operated by the City of Newberry.

Sewerage Disposal: 8 inch line located 2 miles west in Newberry and operated by City of Newberry.

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line)

Highway: I-26 is 6 miles north with 4 lanes and limited access. U.S. Highway 76 is located at site on the west side with 2 lanes. County Road 38 is located 1 mile north with 2 lanes. County Road 67 is 0.25 miles northwest with 2 lanes.

Air: Nearest commercial airport is 39 miles southeast via I-26 at the Columbia Metropolitan Airport offering regularly scheduled commercial air line service on Delta, Eastern, Piedmont, and Southern Airways. A local airport which has one 3,500 foot lighted and paved runway and a 2,400 foot turf landing strip is located 6 miles northwest at Newberry.

Barge: None.

Remarks

Water - The system's capacity is 3 million gallons a day of treated water. Average daily consumption is 1.8 million gallons. Peak consumption is 2.4 million gallons per day. Newberry County has two large man-made lakes and 3 principal rivers as sources of water.

Sewerage - The system's capacity is 1,350,000 gallons per day. The system is operating at about 65 percent of capacity. Daily peak demand on the sewage plant is 850,000 gallons. Sewerage is treated by high rate trickling filter and oxidation ponds.

Rail Access - It would be necessary to cross U.S. Highway 76 to reach the site. It appears to be practicable to rail serve the 202 acre[±] parcel which fronts on the highway.

Property - Industrial consideration should only be given to the western 202 acres [±]. The 42 acres [±] on the east side are very rough. The property owner insists on the purchase of the entire 244 acres[±].

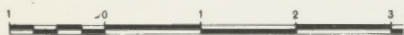
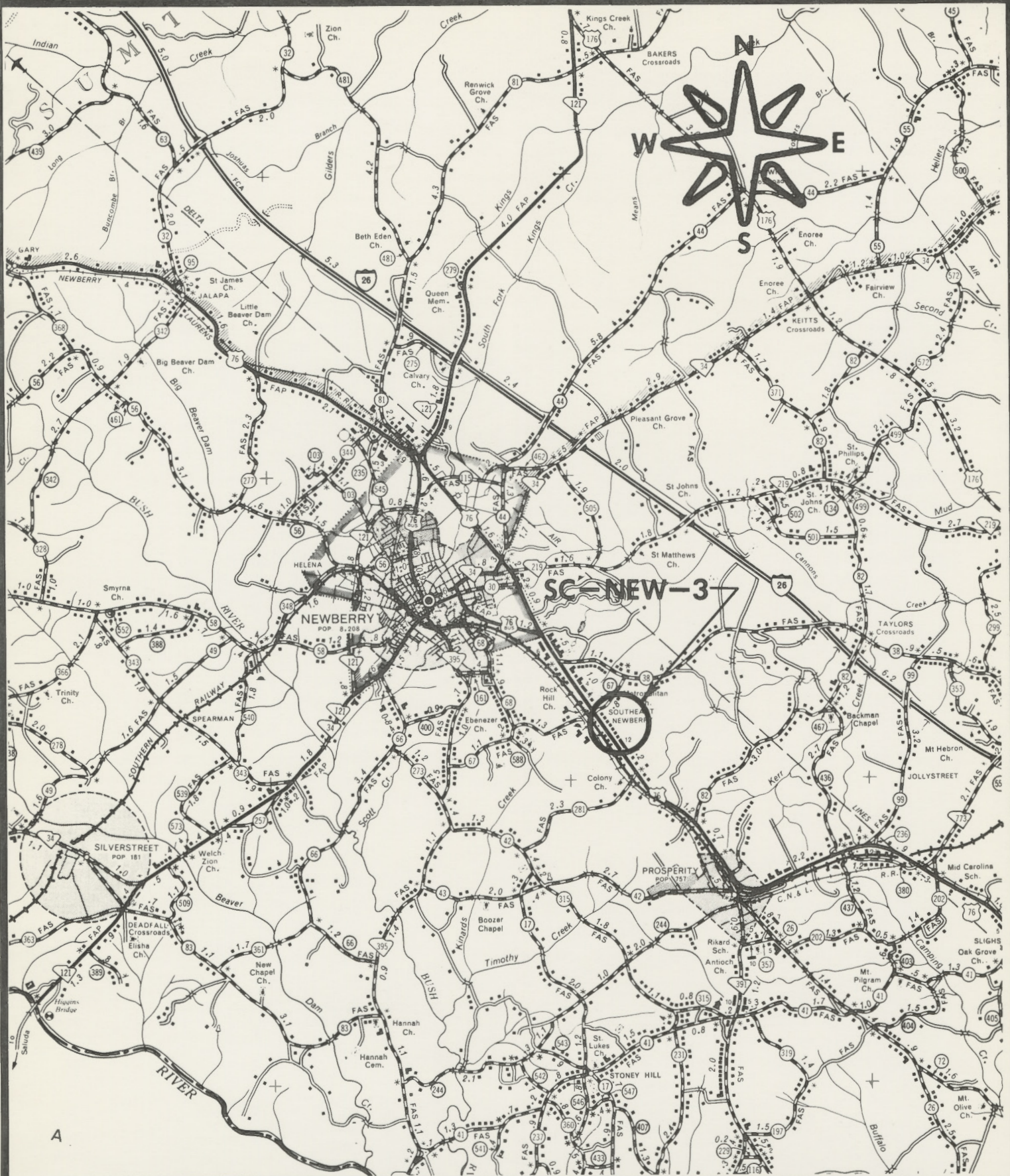
Exhibits

County Map Section
Sketch
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Newberry County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 1/72



SCALE OF MILES

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

NEWBERRY COUNTY
SOUTH CAROLINA

NEWBERRY COUNTY, SC.
vicinity of MP.-S.C. 43

Leona D. Ruff (Mrs. Marvin)
202 Acs. ±

Contact: David W. Morison
Executive Director
Newberry County Development Board
P.O. Box 396
Newberry, South Carolina
telephone: 803/276-4724

Sketched by: William M. Browder
Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 1808
Washington, D.C. 20013

42 ACS ±

Ruff Site
(SC-NEW-3)
traced from County Tax Maps
Scale: 1" = 330' January 13, 1972

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-NEW-4 (Parr-Langford Site)

Acreage 241⁺

Location 2,500 feet southwest of the Newberry city limits fronting on Drayton Street and extending to the intersection of County Roads 58 and 348 in Newberry County, South Carolina.

Owners W. W. & Eliza McCracken Parr 100⁺
Mr. Herman Langford 141⁺
Newberry, South Carolina

Contact: Mr. David Morison, Executive Director,
Newberry County Development Board, P. O. Box 396,
Newberry, South Carolina. Telephone: 803/276-4274

Boundaries N: Drayton Street E: Property Line
S: County Road 58 & W: Southern Railway
Property Line Company

Topography Gently rolling to rolling land with an intermittent creek running north to south. Nearly level land on the southwest side. Property slopes toward the middle on the south side. Gently rolling on the northeast side. Nearly rectangular in shape. Land is undeveloped. Elevation 425 to 490 MSL. No known flood hazard. No zoning.

Utilities Electric Power: City of Newberry - 100 KV line located on the north side of the site.
Natural Gas: City of Newberry - 8 inch line, medium pressure, located one mile east in Newberry.

Water: River: Bush River. Ground: Four wells with a depth of 46 to 200 feet. Flow: 4 to 52 gallons per minute. Operated by Kendall Mills, Inc., Newberry Lumber Company, Whitner Lumber Company, Vance & Diggins, Inc. Munic: 8 inch line, 60-70 psi static located on Drayton Street at northeast corner of the site. Operated by the City of Newberry.

Sewerage Disposal: Six inch line located one mile east in Newberry. Operated by the City of Newberry.

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line)

Highway: I-26 is located 5.5 miles northeast with 4 lanes and limited access. U.S. Highway 76 is located 3 miles north with 2 lanes. County Road 58 is located at site at south boundary. County Road 348 is located at site at west boundary.

Air: Nearest commercial airport is 42 miles southeast via I-26 at the Columbia Metropolitan Airport offering regularly scheduled commercial air line service on Delta, Eastern, Piedmont, and Southern Airways. A local airport which has one 3,500 foot lighted and paved runway and a 2,400 foot turf landing strip is located 3 miles north at Newberry.

Barge: None.

Remarks

Water - The system's capacity is 3 million gallons a day of treated water. Average daily consumption is 1.8 million gallons. Peak consumption is 2.4 million gallons per day. Newberry County has two large man-made lakes and 3 principal rivers as sources of water.

Sewerage - The system's capacity is 1,350,000 gallons per day. The system is operating at about 65 percent of capacity. Daily peak demand on the sewage plant is 850,000 gallons. Sewerage is treated by high rate trickling filter and oxidation ponds.

Rail Access - Natural drainage and intermittent creek makes site more difficult to serve and will increase site preparation costs. Southwest side of the site is easily rail served. Access on the northwest side is limited by a curve in the railroad and the adjacent drainage. See enclosed topo.

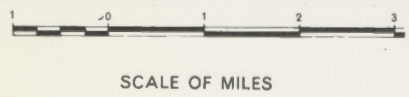
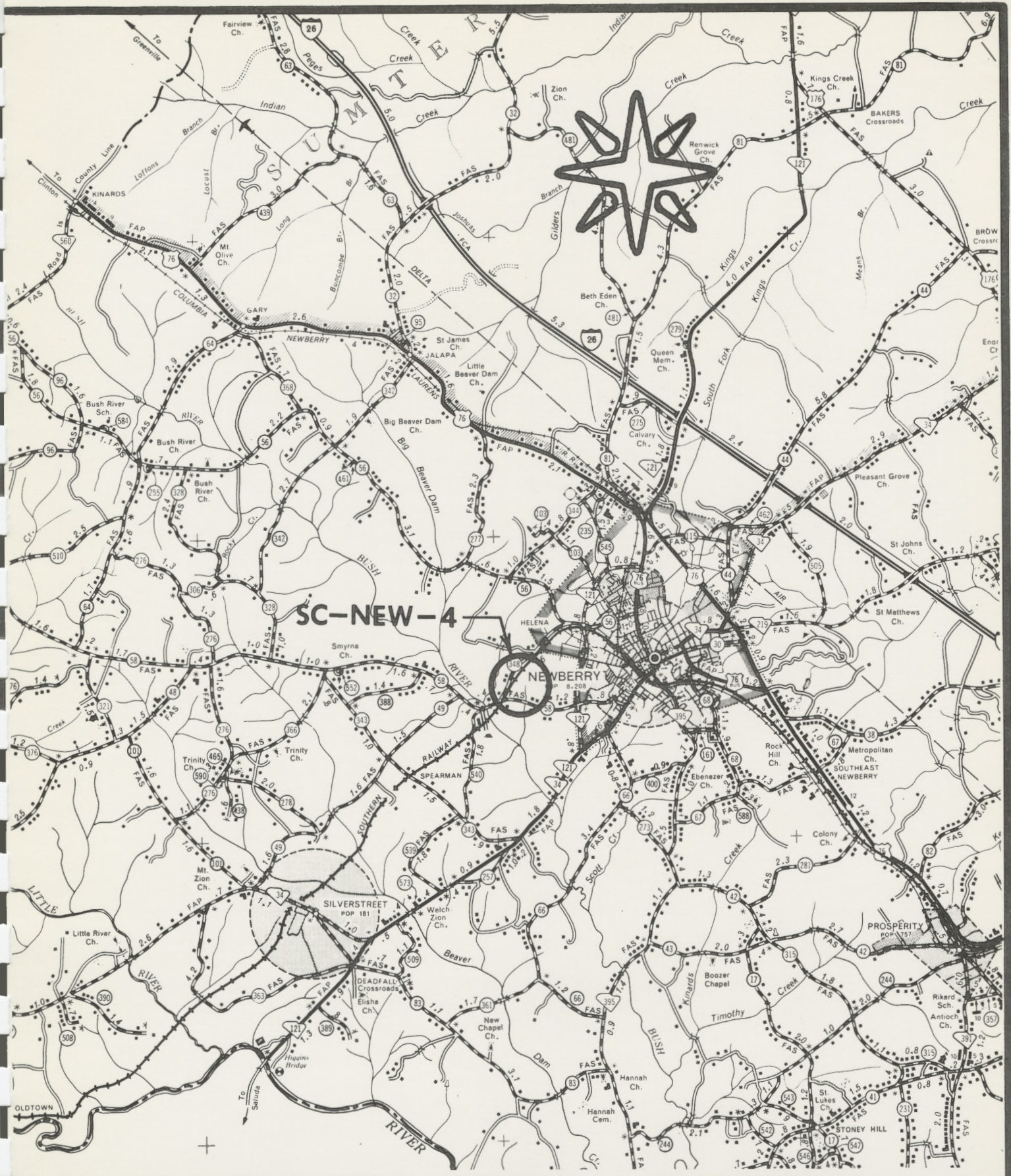
Property - Site consists of 141 acre \pm parcel of Mr. Langford and approximately 100 acres \pm adjacent to the south bounded by County Roads 58 and 348 belonging to Mr. Parr.

Exhibits

Topographic Quadrangle Section
County Map Section
Sketch
Southern Railway System Map
South Carolina State Highway Map


For Additional Information

A detailed economic study on the Newberry County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.



SCALE OF MILES

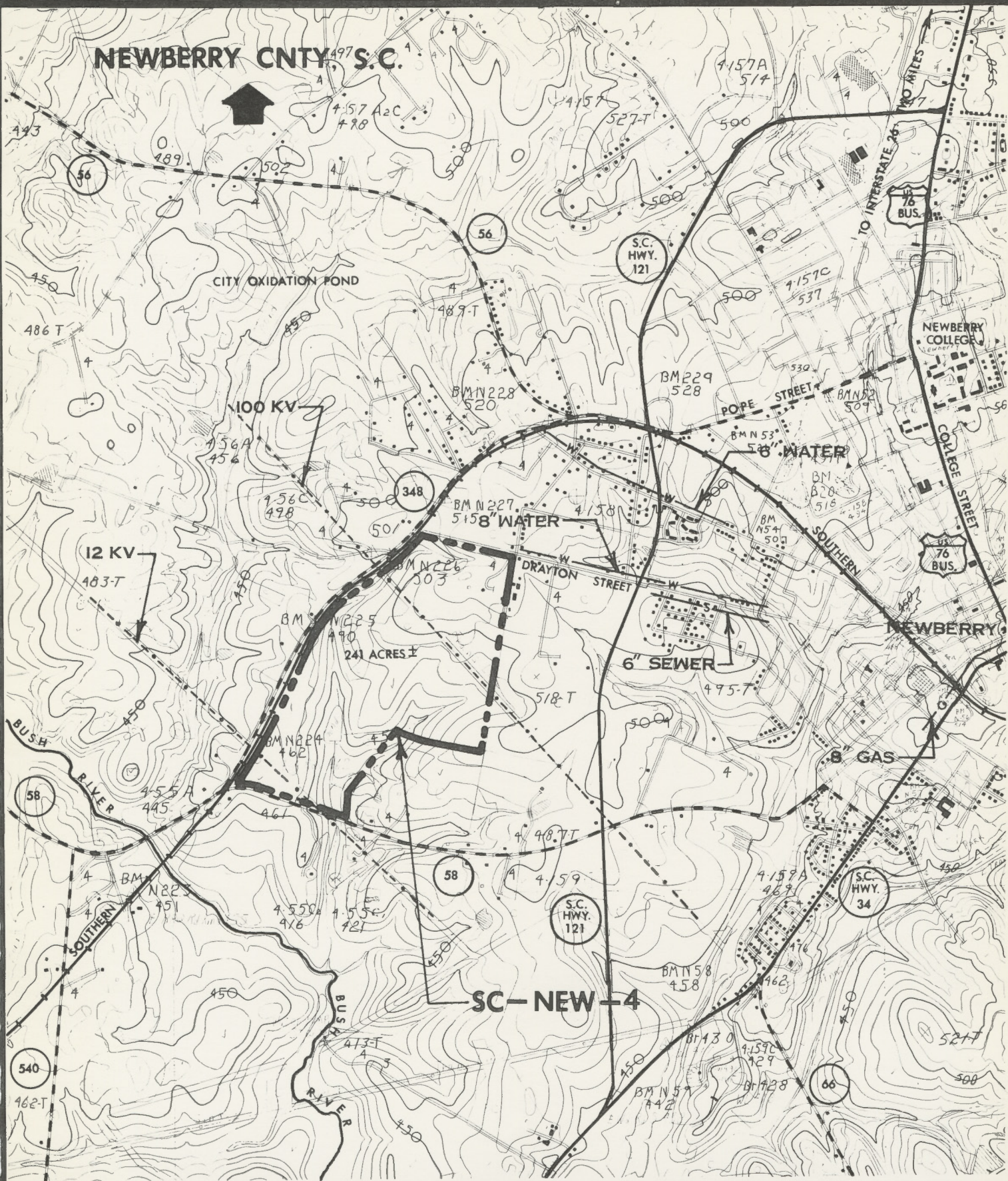
SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT

NEWBERRY COUNTY
SOUTH CAROLINA

NEWBERRY CNTY, S.C.

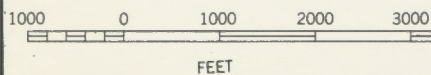


CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

NEWBERRY SE, S.C.
NEWBERRY SW, S.C.

QUADRANGLES



vicinity of M.P.-S.C. 49

RAILWAY

SYSTEM
TO NEWBERRY

DRAYTON

STREET

S. C. STATE LIBRARY

Parr- Langford Site
(SC-NEW-4)
traced from County Tax Maps
January 13, 1972
Scale: 1" = 330'

W.W. & Eliza McCrackin Parr
291 Total
(~100 ACS±)

Pond

Mr. Herman Langford
141 ACS

Contact: David W. Morison
Executive Director
Newberry County Development Board
P.O. Box 396
Newberry, South Carolina
telephone: 803/276-4724

Sketched by: William M. Browder
 Planning Assistant
 Industrial Development Department
 Southern Railway System
 P.O. Box 1808
 Washington, D.C. 20013

Traced from Aerial Photographs: ASZ-IFF-302-R (Tax Map 290)
ASZ-IFF-302-L (Tax Map 289)

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-NEW-5 (Cromer Site)

Acreage

161⁺_±

Location

2,000 feet west of the Newberry city limits fronting
on County Road 348 in Newberry County, South Carolina.

Owners

Maggaline C. Cromer 102⁺_±
W. Henry and Opal B. Anderson 59⁺_±
Newberry, South Carolina

Contact: Mr. David W. Morison, Executive Director,
Newberry County Development Board, P. O. Box 396,
Newberry, South Carolina. Telephone: 803/276-4274

Boundaries

N: Property Line E: County Road 348
S: Property Line W: Property Line

Topography

Nearly level to rolling land, sloping downward
toward the creek on the west or back side of
the site. Site is more or less rectangular
in shape. Land is undeveloped. Elevation 445
to 501 feet MSL. No known flood hazard. No
zoning.

Utilities

Electric Power: City of Newberry - 100 KV
line bisects the site.
Natural Gas: City of Newberry - 8 inch line,
medium pressure located one
mile east in Newberry.

Water: River: Bush River. Ground: Four wells with a depth of 46 to 200 feet. Daily flow: 4 to 52 gallons per minute. Operated by Kendall Mills, Inc., Newberry Lumber Company, Whitner Lumber Company, Vance & Dwiggin, Inc. Munic: 8 inch line 60-70 psi static located on Drayton Street 1500 feet east of the site. Operated by the City of Newberry.

Sewerage Disposal: 6 inch line located one mile east in Newberry. Operated by the City of Newberry.

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line)

Highway: I-26 is located 6 miles northeast with 4 lanes and limited access. U.S. Highway 76 is located 4 miles north with 2 lanes. S. C. Highway 121 is located 0.75 mile east with 2 lanes. County Road 348 is located at site on the east side.

Air: Nearest commercial airport is 42 miles southeast via I-26 at the Columbia Metropolitan Airport offering regularly scheduled commercial air line service on Delta, Eastern, Piedmond, and Southern Airways. A local airport which has one 3,500 foot lighted and paved runway and a 2,400 foot turf landing strip is located 2.5 miles north at Newberry.

Barge: None.

Remarks

Water - The system's capacity is 3 million gallons a day of treated water. Average daily consumption is 1.8 million gallons. Peak consumption is 2.4 million gallons per day. Newberry County has two large man-made lakes and 3 principal rivers as sources of water.

Sewerage - The system's capacity is 1,350,000 gallons per day. The system is operating at about 65 percent of capacity. Daily peak demand on the sewage plant is 850,000 gallons. Sewerage is treated by high rate trickling filter and oxidation ponds.

Rail Access - It will be necessary to cross County Road 348 to rail serve this property. Physically, there appears to be no problems in serving this site.

Property - Site consists of 102 acres + parcel of Maggaline C. Cromer and adjacent 59 acres + of Mr. Anderson. The Anderson property ownership extends west of the site.

Exhibits

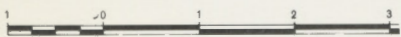
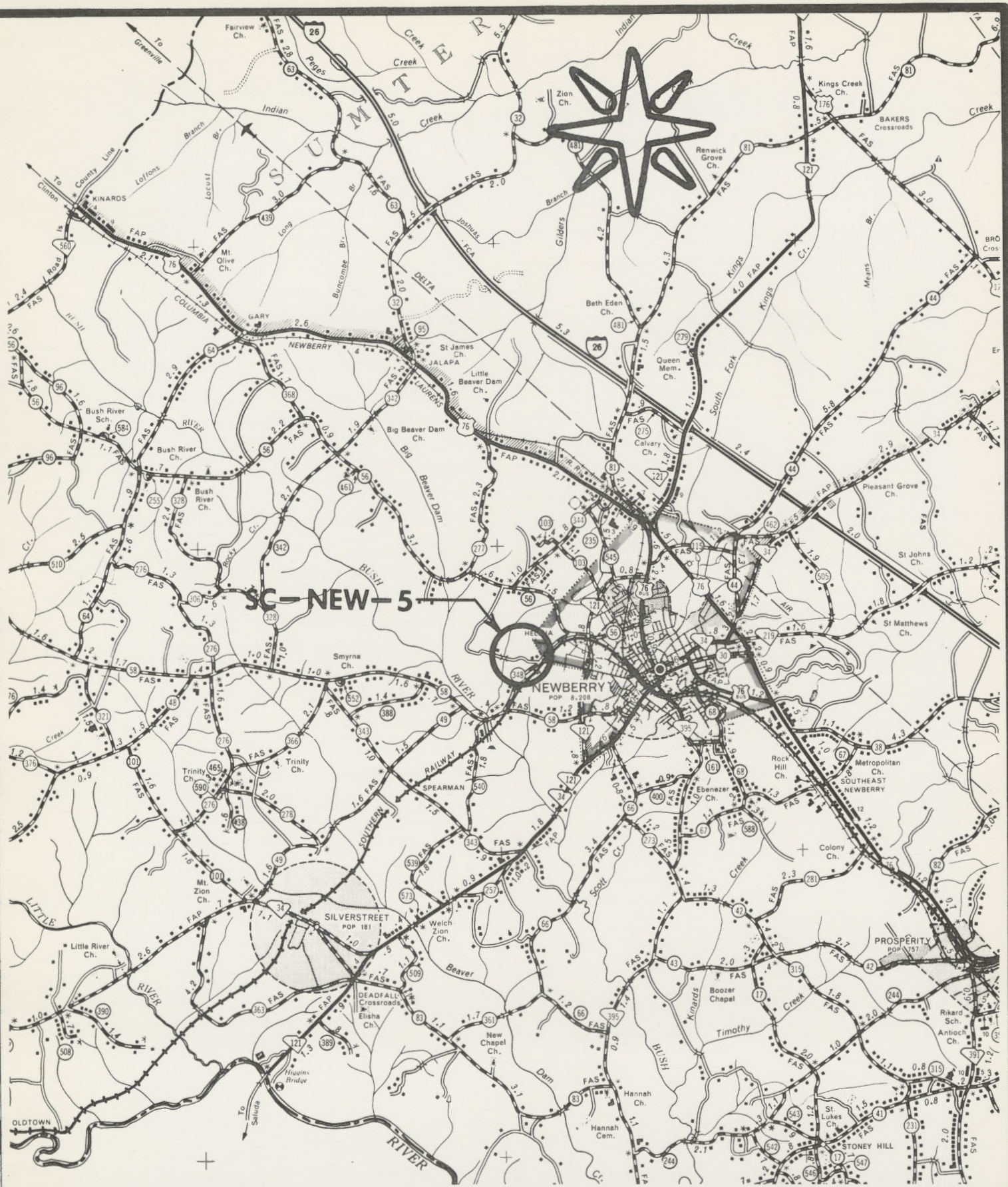
Topographic Quadrangle Section
Sketch
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Newberry County, South

Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 1/72



SCALE OF MILES

SOUTHERN

RAILWAY

INDUSTRIAL



SYSTEM

DEVELOPMENT

NEWBERRY COUNTY

SOUTH CAROLINA

NEWBERRY CNTY, S.C.



SC-NEW-5

161 ACRES ± 4

5158" WATER

6" WATER

6" SEWER

8" GAS

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

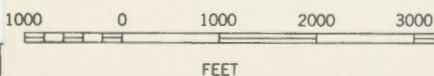
SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT

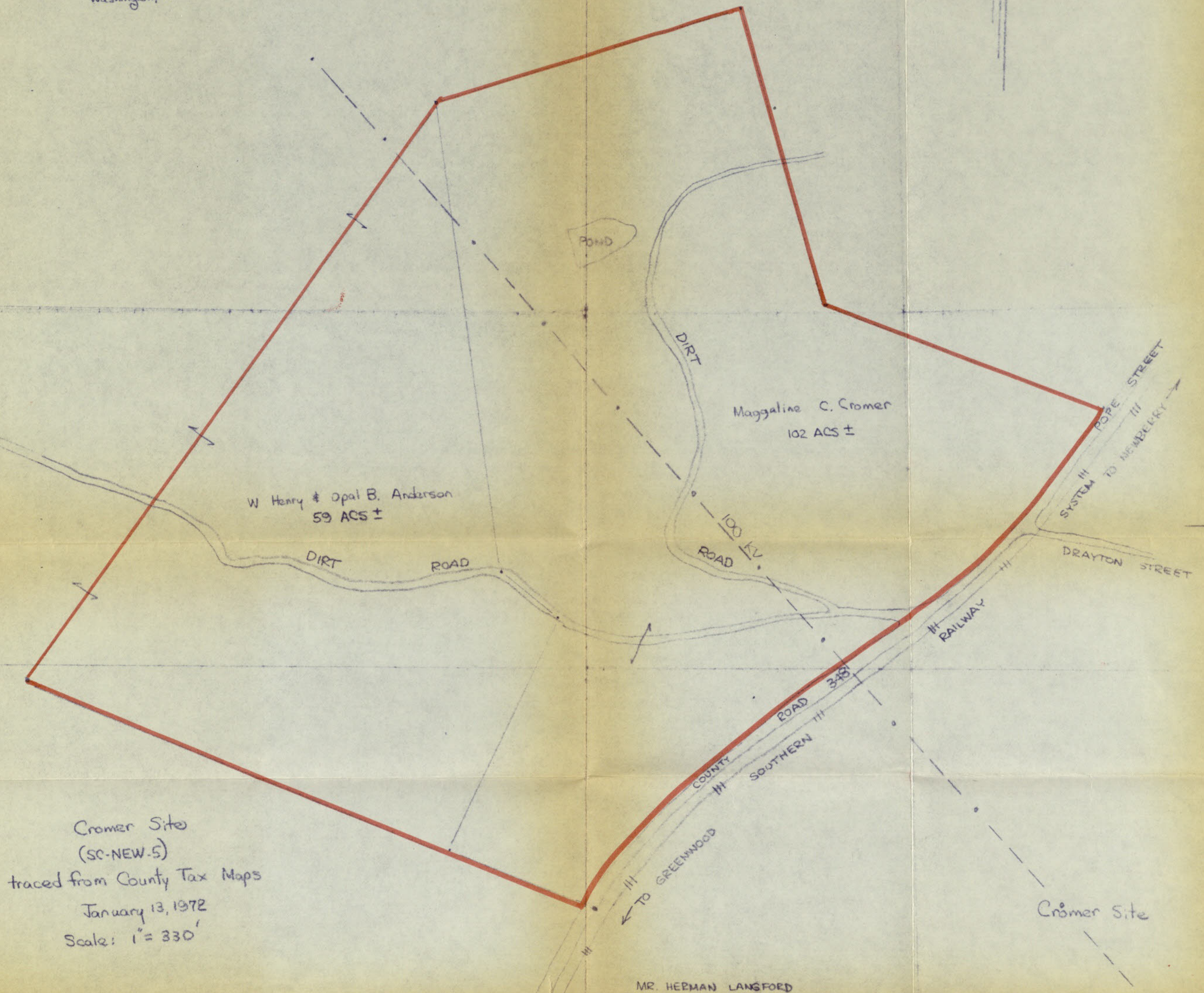
NEWBERRY SE, S.C.
NEWBERRY SW, S.C.

QUADRANGLES



Contact: David W. Morison
Executive Director
Newberry County Development Board
P.O. Box 396
Newberry, South Carolina
telephone: 803/276-4724

Sketched by: William M. Browder
Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 1808
Washington, D.C. 20013



INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-NEW-1 (Mid-Carolina Site)

Acreage 167.2+

Location Three miles east of Prosperity fronting on the north side of U.S. Highway 76 across from the Mid-Carolina High School in Newberry County, South Carolina.

Owners

Mrs. Hoyt Boland	84.2+
Mr. Otis W. Watts	40 +
Eloise Setzler & Marian Dunlop	43 +

Contact: Mr. David W. Morison, Executive Director,
Newberry County Development Board, P. O. Box 396
Newberry, South Carolina. Telephone: 803/276-4274

Boundaries

N: Southern Railway Company	E: Property Line
S: U.S. Highway 76	W: Property Line

Topography Somewhat level to rolling ground, slopes off toward a creek on the east side of the site. Irregular in shape. Land is undeveloped. Elevation is approximately 550 feet above MSL. No known flood hazard. No zoning.

Utilities

Electric Power:	Duke Power Company - 12 KV line located 3 miles west of site at Prosperity.
Natural Gas:	South Carolina Electric & Gas Company. Lines would have to be extended as situation warrants. Contact: R. H. Kennedy, Vice President, Area Development, Industrial Development Dept., South Carolina Electric & Gas Co., Columbia, South Carolina.

Water: Ground: Six 90-315 feet wells.
Daily flow: 260,300 gallons
Two wells operated by Town of Prosperity, four wells operated by Newberry County Water & Sewer Authority. Munic: 14 inch line 60 psi static located 2 miles west along U.S. Highway 76. Operated by Newberry County Water & Sewer Authority (Town of Prosperity).

Sewerage Disposal: 12 inch line located 2 miles west along U.S. Highway 76 and operated by Newberry County Water & Sewer Authority (Town of Prosperity).

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line).

Highway: I-26 2.2 miles northeast with 4 lanes and limited access. U.S. Highway 76 at site on south side with 2 lanes. S.C. Highway 773 at site with 2 lanes. County Road 202 at site on south side with 2 lanes.

Air: Nearest commercial airport is 33 miles southeast via I-26 at the Columbia Metropolitan Airport offering regularly scheduled commercial air line service on Delta, Eastern, Piedmont, and Southern Airways. A local airport which has one 3,500 foot lighted and paved runway and a 2,400 foot turf landing strip is located 10 miles northwest at Newberry.

Barge: None.

Remarks

Water - The system's capacity is 260,300 gallons per day. Average daily consumption is 25,000 gallons. Peak consumption is 40,000 gallons per day. Storage capacity of 600,000 gallons in two elevated tanks exists. A 500,000 gallon tank is located adjacent to C. W. Anderson Hosiery Company on U.S. 76; and a 100,000 gallon tank is located in town. Raw water for processing can be secured from the Broad and Saluda Rivers.

Sewerage - The system's capacity is 140,000 gallons per day. Sewerage is treated by three aerated lagoons.

Rail Access - Appears practical to rail serve any portion of this site as required.

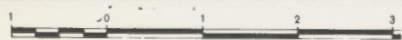
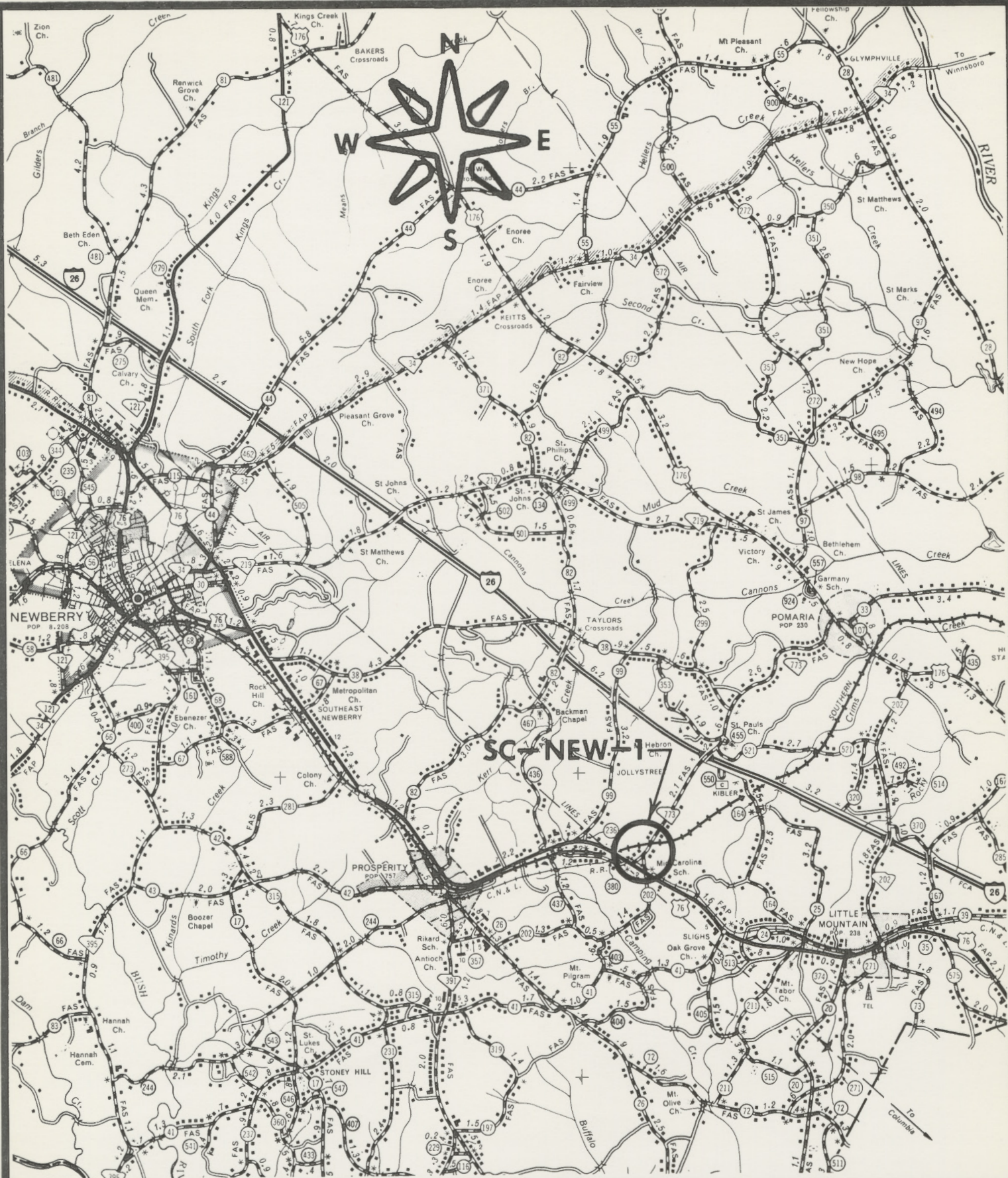
Gas - The major supplier of natural gas in the Prosperity area is the Clinton-Newberry Natural Gas Authority. South Carolina Electric & Gas serves the southern part of Newberry County. Town of Prosperity handles the billing for the Newberry County Water & Sewer Authority, as well as the maintenance, and is paid a monthly fee for maintenance.

Exhibits

County Map Section
Sketch
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Newberry County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

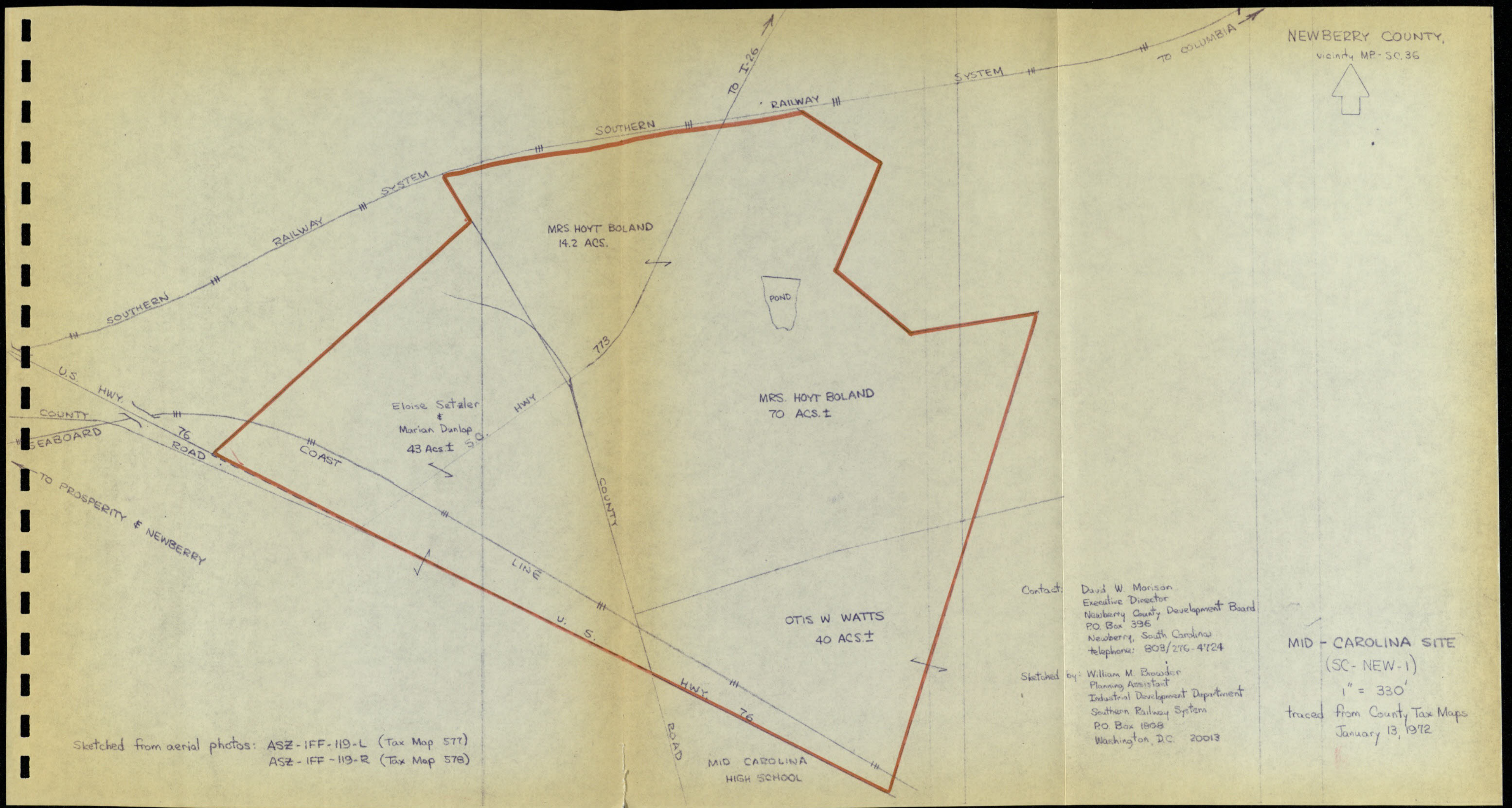


SCALE OF MILES

SOUTHERN
RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT



NEWBERRY COUNTY
SOUTH CAROLINA



INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-NEW-2 (Schumpert Tract)

Acreage

144+

Location

3.5 miles northwest of Prosperity and 6 miles southeast of Newberry fronting on the north side of U.S. Highway 76 in Newberry County, South Carolina.

Owner

Lucy Schumpert Morrison (contact: Mrs. Myra F. Lewis) Newberry, South Carolina, Contact:

Mr. David W. Morison, Executive Director,
Newberry County Development Board, P. O. Box 396,
Newberry, South Carolina. Telephone: 803/276-4274

Boundaries

N: Property Line

E: Property Line

S: Property Line and
U. S. Highway 76

W: U. S. Highway 76

Topography

Gently rolling to rolling property. Higher in the center of the tract with a gentle slope toward the highway on the west side and a more severe slope off the east or rear of the property. Land is rectangular in shape and undeveloped. Elevation about 525 feet MSL. No known flood hazard and no zoning.

Utilities

Electric Power:

Duke Power Company - 12 KV line located south of the site along U.S. Highway 76.

Natural Gas:

Clinton-Newberry Natural Gas Authority - 6 inch line, medium pressure, located at site along U.S. Highway 76.

Water: Ground: Six wells with a depth of 90-315 feet. Daily flow: 260,300 gallons. Town of Prosperity operates 2 wells, Newberry County Water & Sewer Authority operates 4 wells. Munic: 14 inch line, 60 psi static located 0.25 miles southeast of the site. Operated by the Newberry County Water and Sewer Authority (Town of Prosperity).

Sewerage Disposal: 12 inch line located 0.5 mile southeast of the site on U.S. Highway 76. Operated by the Newberry County Water and Sewer Authority (Town of Prosperity).

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line)

Highway: I-26 is 7 miles northwest or southeast with 4 lanes and limited access. U.S. Highway 76 at site on the west side with 2 lanes. County Road 82 is 0.5 mile east with 2 lanes. County Road 281 is 0.5 mile southwest with 2 lanes.

Air: Nearest commercial airport is 37 miles southeast via I-26 at the Columbia Metropolitan Airport offering regularly scheduled commercial airline service on Delta, Eastern, Piedmont, and Southern Airways. A local airport has one 3,500 foot lighted and paved runway and a 2,400 foot turf runway located 8 miles northwest at Newberry.

Barge: None.

Remarks

Water - The system's capacity is 260,300 gallons per day. Average daily consumption is 25,000 gallons. Peak consumption is 40,000 gallons per day. Storage capacity of 600,000 gallons in two elevated tanks exists. A 500,000 gallon tank is located near the site and adjacent to C. W. Anderson Hosiery Company.

Water (Cont'd) - on U. S. Highway 76 and a 100,000 gallon tank is located in town. Raw water for processing can be secured from the Broad and Saluda Rivers.

Sewerage - The system's capacity is 140,000 gallons per day. Sewerage is treated by three aerated lagoons.

Rail - It would be necessary to cross U.S. Highway 76 to serve this site.

The Town of Prosperity handles the billing for the Newberry County Water & Sewer Authority, as well as the maintenance, and is paid a monthly fee for maintenance.

South Carolina Electric and Gas Company serves the southern portion of Newberry County. For further information contact: R. H. Kennedy, Vice President, Area Development, Industrial Development Department, S.C.E. & G. Co., Columbia, South Carolina.

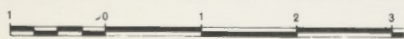
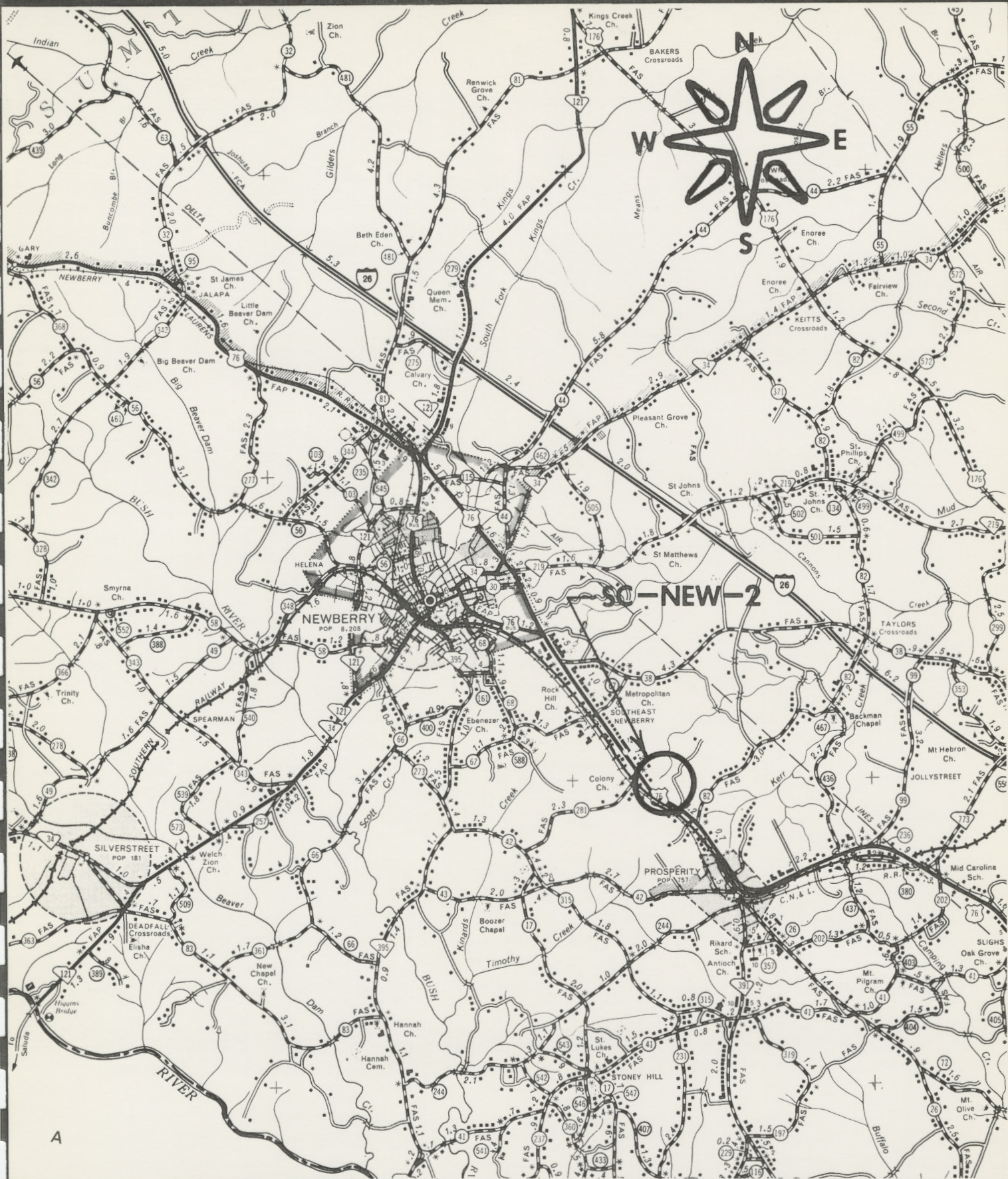
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SCALE OF MILES

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RAILWAY

INDUSTRIAL



SYSTEM

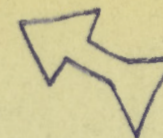
DEVELOPMENT

NEWBERRY COUNTY

SOUTH CAROLINA

Contact: David W. Morrison
Executive Director
Newberry County Development Board
P.O. Box 396
Newberry, South Carolina
Telephone: 803/276-4724

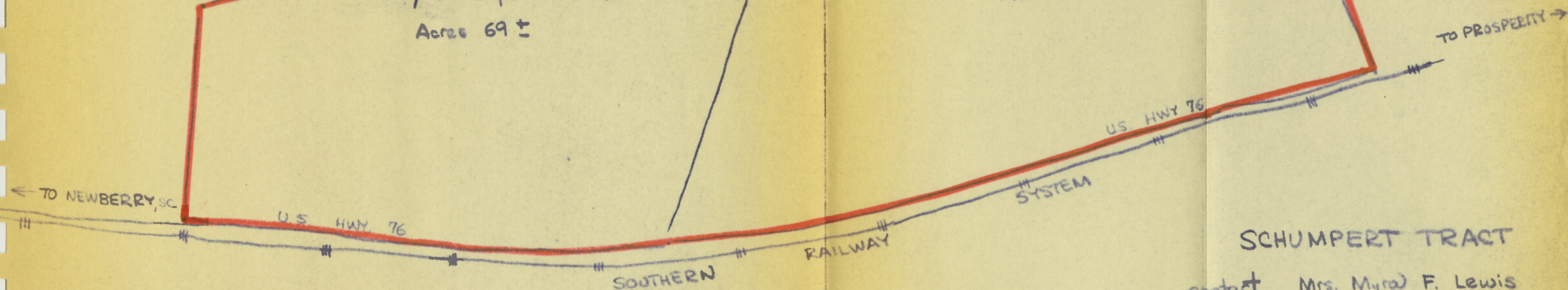
NEWBERRY COUNTY
vicinity of M.R. - SC 3642



Sketches by William M. Browder
Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 1808
Washington, D.C.

MAP 457
Parcel B
Lucy Schumpert Morrison
Acres 69 ±

MAP 459
Parcel 2
Lucy C. Morrison Et Al.
Acres 75 ±



SCHUMPERT TRACT

contact Mrs. Myra F. Lewis
(SC-NEW-2)
traced from County Tax Maps
January 13, 1972
1" = 330'

From Aerial Photos: ASZ-IFF-190-L
ASZ-IFF-191-L

SOUTH CAROLINA STATE LIBRARY



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